

Town of Weare

ZONING BOARD OF ADJUSTMENT

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MEETING MINUTES

Tuesday, July 9, 2013

****1st DRAFT COPY****

PRESENT: Chairman Jack Dearborn; Vice Chairman, Forrest Esenwine; Malcolm Wright, Member; June Purington, Member; Stu Richmond, Member; Marc Morette, Alternate; Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary.

GUESTS: Ginger Esenwine, Dale Gilman

I. INTRODUCTION:

Chairman Jack Dearborn called the meeting to order at 7:30 PM, explained how the Board does business, and asked the members of the Board to introduce themselves. Chairman Dearborn appointed all members present as voting members.

II. PUBLIC HEARINGS:

Case #0413

Dale S. Gilman, Special Exception

Article 19.1.10; Accessory Dwelling, 'In-Law' Apartment

394 Riverdale Road

Tax Map 412-210, Residential Zone

The Board reviewed the application. Malcolm Wright questioned whether the lot was non-conforming. The Board explained that they are considering a current lot of record.

June Purington moved to accept the application as complete; Stu Richmond seconded, all voted in favor.

Dale Gilman explained that she is applying for an in-law apartment for her mother-in-law to live in. The apartment will be 609 square feet, with an entrance into the current home, and an entry door facing away from the road. Ms. Gilman read her answers from her application to the board.

1. The site is an appropriate location in terms of community development because it will increase the value of the property and will be pleasing to the eye.
2. The proposed apartment will not adversely affect the neighborhood because it will be an enhancement to the home and increase the value of the property.
3. The apartment will not be a nuisance or a hazard to traffic or pedestrians because it will follow the line of the current home which is not currently a nuisance or a hazard.
4. There will be no undue burden to the Town because the future resident is a widow who will have no young children living with her.
5. There will be adequate off street parking because she can presently fit at least 6 cars in her driveway.
6. Gilman will provide a buffer on the property if deemed necessary.

Forrest Esenwine moved to grant the special exception for Case #0413; Stu Richmond seconded.

Discussion: Malcolm Wright said a 30 foot setback is required in the front and feels this will be nonconforming. Chip explained why it was not an issue, and Mr. Wright was satisfied. All voted in favor.

III. OTHER BUSINESS:

Minutes: Forrest Esenwine moved to accept the 1st Draft of the May 7, 2013 minutes; Stu Richmond seconded, all voted in favor.

Variance Extensions:

Tom Wilson – Forrest Esenwine moved to grant an extension for a variance on Case #0705, Tax Map 403-101, 71 Blake Road. June Purington seconded the motion; all voted in favor.

Jim Donison – Stu Richmond moved to grant an extension for a variance on Case #0210, Tax Map 405-202, 220-222 Quaker Street. Malcolm Wright seconded; all voted in favor.

Carl Landon – June Purington moved to approve the extension for a variance on Case #4002, Tax Map 103-018, 103-033, and 103-035, Lots 18, 33, and 35 Russell Road. Forrest Esenwine seconded; all voted in favor.

Election of Officers: Stu Richmond moved to elect Jack Dearborn as Chairman and Forrest Esenwine as Vice Chairman for an additional term; June Purington seconded, all voted in favor.

IV. ADJOURNMENT: As there was no other business to come before the board, Forrest Esenwine moved to adjourn at 8:05 pm; June Purington seconded, all voted in favor.

Respectfully Submitted,

Sheila Savaria
Recording Secretary